



Arlington Zoning Board of Appeals

Date: Tuesday, February 10, 2026
Time: 7:30 PM
Location: Conducted by Remote Participation
Additional Details:

Agenda Items

Administrative Items

1. **Conducted by Remote Participation**

Register in advance for this meeting: <https://town-arlington-ma-us.zoom.us/meeting/register/6Whm0nqzSJ0ggfwPejdD7w> After registering, you will receive a confirmation email containing information about joining the meeting.

Per Board Rules and Regulations, public comments will be accepted during the public comment period during each public hearing. Written comments should be sent by email to ZBA@town.arlington.ma.us prior to the start of the meeting.

Notice to the Public on meeting privacy In the interests of preventing abuse of video conferencing technology, all participants, including members of the public, wishing to engage via the Zoom App must register for each meeting and will need to follow multi-step authentication protocols. Please allow additional time to join the meeting. Further, members of the public who wish to participate without providing their name may still do so by telephone using the dial-in information provided above.

Hearings

2. **#3886 53 Hodge Rd**
3. **#3873 125 Broadway**
4. **#3873 125 Broadway**

Meeting Adjourn



Town of Arlington, Massachusetts

Conducted by Remote Participation

Summary:

Register in advance for this meeting: <https://town-arlington-ma-us.zoom.us/join/6W4m0nqzSJ0ggfwPejdD7w> After registering, you will receive a confirmation email containing information about joining the meeting.

Per Board Rules and Regulations, public comments will be accepted during the public comment period during each public hearing. Written comments should be sent by email to ZBA@town.arlington.ma.us prior to the start of the meeting.

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Town of Arlington, Massachusetts

#3886 53 Hodge Rd

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	3886_53_Hodge_Rd_Legal_Ad.pdf	3886 53 Hodge Rd Legal Ad
▢ Reference Material	3886_53_Hodge_Rd_PC_Plot_Plan.pdf	3886 53 Hodge Rd PC Plot Plan
▢ Reference Material	3886_53_Hodge_Rd_Final_Plans_12-12-25.pdf	3886 53 Hodge Rd Final Plans 12-12-25

THANK YOU for your submission!

Your notice has been submitted for publication. Below is a confirmation of your order. You will also receive an email confirmation.

ORDER DETAILS

Order Number: LNEO0436895
Order Status: Submitted
Classification: Public Notices
Package: General Package
1 Affidavit: 5.00
Total payment: 192.48
Payment Type: Account Billed
User ID: L0023538
External User ID: 670931

ACCOUNT INFORMATION

Arlington Board Of Appeals
51 Grove St
Arlington, MA 02476-4602
781-316-3396
cralston@town.arlington.ma.us
Arlington Board Of Appeals
Contract ID:

TRANSACTION REPORT

Date January 8, 2026
9:27:17 AM EST
Amount: 192.48

ADDITIONAL OPTIONS

1 Affidavit

SCHEDULE FOR AD NUMBER LNEO04368950

January 22, 2026
The Advocate & Star
(Arlington -
Winchester)
January 29, 2026
The Advocate & Star
(Arlington -
Winchester)

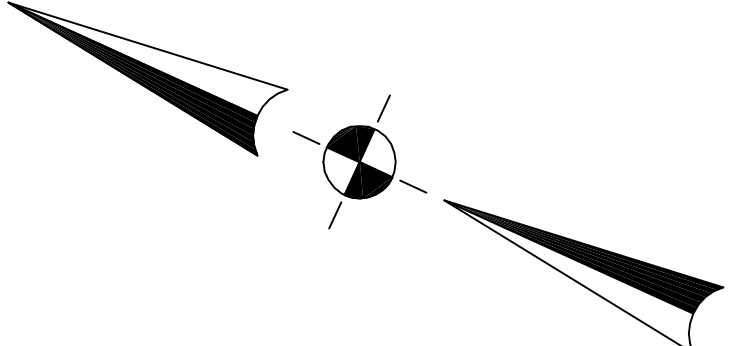
PREVIEW FOR AD NUMBER LNEO04368950

ZBA Hearing Notice 53 Hodge Rd Arlington

Notice is herewith given in accordance with the provisions of Section 3.2.2 of the Zoning Bylaws that there has been filed, by 53 Hodge Road LLC, on January 8, 2026, a petition seeking to alter their property located at 53 Hodge Rd - Block Plan 098.0-0003-0009.0. The said petition would require a Special Permit under Bylaw 5.4.2.B(6) of the Zoning Bylaw for the Town of Arlington.

A hearing regarding the petition will be conducted remotely via "Zoom", on Tuesday, February 10, 2026, at 7:30 P.M. as soon thereafter as the petitioner may be heard.

To register for the meeting and view documents related to this application go to the Town of Arlington calendar at <https://www.arlingtonma.gov/connect/calendar>, choose the date of the meeting you wish to attend, register for the Zoom meeting, and review documents relating to the application by clicking the link to the agenda. Please direct any questions to: ZBA@town.arlington.ma.us
Christian Klein, RA, Chair,
Zoning Board of Appeals
January 22, 29 2026
LNEO0436895



N/F
EDMUND J. TAGLIERI, JR. &
CATHERINE A. TAGLIERI,
TRUSTEES OF THE 15-5 CONCORD AVE. TRUST
BOOK 65345 PAGE 263
LOT 4 - PLAN NO. 790 OF 1928

NO. 22 BRADLEY ROAD

N/F
KENNETH WILLIAM RICHARDSON &
SUSAN RICHARDSON
BOOK 84736 PAGE 545
LOT 20 - PLAN NO. 790 OF 1928

NO. 57 HODGE ROAD

N/F
YOUSSEF A. SALEH &
CATHERINE C. SALEH
BOOK 30546 PAGE 576
LOT 18 - PLAN NO. 790 OF 1928

NO. 49 HODGE ROAD

NOTES:

- 1.) THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY
- 2.) RECORD OWNER: 53 HODGE ROAD LLC
- 3.) DEED REFERENCE: BOOK 84924 PAGE 363
- 4.) PLAN REFERENCE: LOT 19 - PLAN NO. 790 OF 1928
- 5.) ZONING DISTRICT: R1
- 6.) 98.75 TC DENOTES TOP OF CURB GRADE TO DETERMINE AVERAGE GRADE FOR HEIGHT(96.45)
- 7.) 95x6 DENOTES GRADE 6' OFF HOUSE CORNER TO DETERMINE AVERAGE GRADE TO CONFIRM LOWEST LEVEL IS NOT A STORY. AVG GRADE = 96.12
- 8.) THE LOT SLOPES LESS THAN 5% ($1.77 + 6.36/2 = 4.06\%$)
- 9.) LOT COVERAGE: 1700 SF/7841.7 SF = 21.67 %
- 10.) ALL TREES GREATER THAN 6" DIAMETER ARE SHOWN ON THIS PLAN AND NONE OF THEM WILL BE REMOVED
- 11.) OPEN SPACE: REQUIRED: 1013 SF PROPOSED: 1678 SF
- 12.) LOWEST LEVEL CEILING GRADE (100.25) IS 4.13 FT ABOVE THE AVERAGE FINISHED GRADE (96.12) SO THIS LEVEL IS A CELLAR AND NOT A STORY
- 13.) PROPOSED HEIGHT: PEAK(130.97) - CURB AVG. GRADE(96.45) = 34.5 FT

EXISTING IMPERVIOUS AREA:

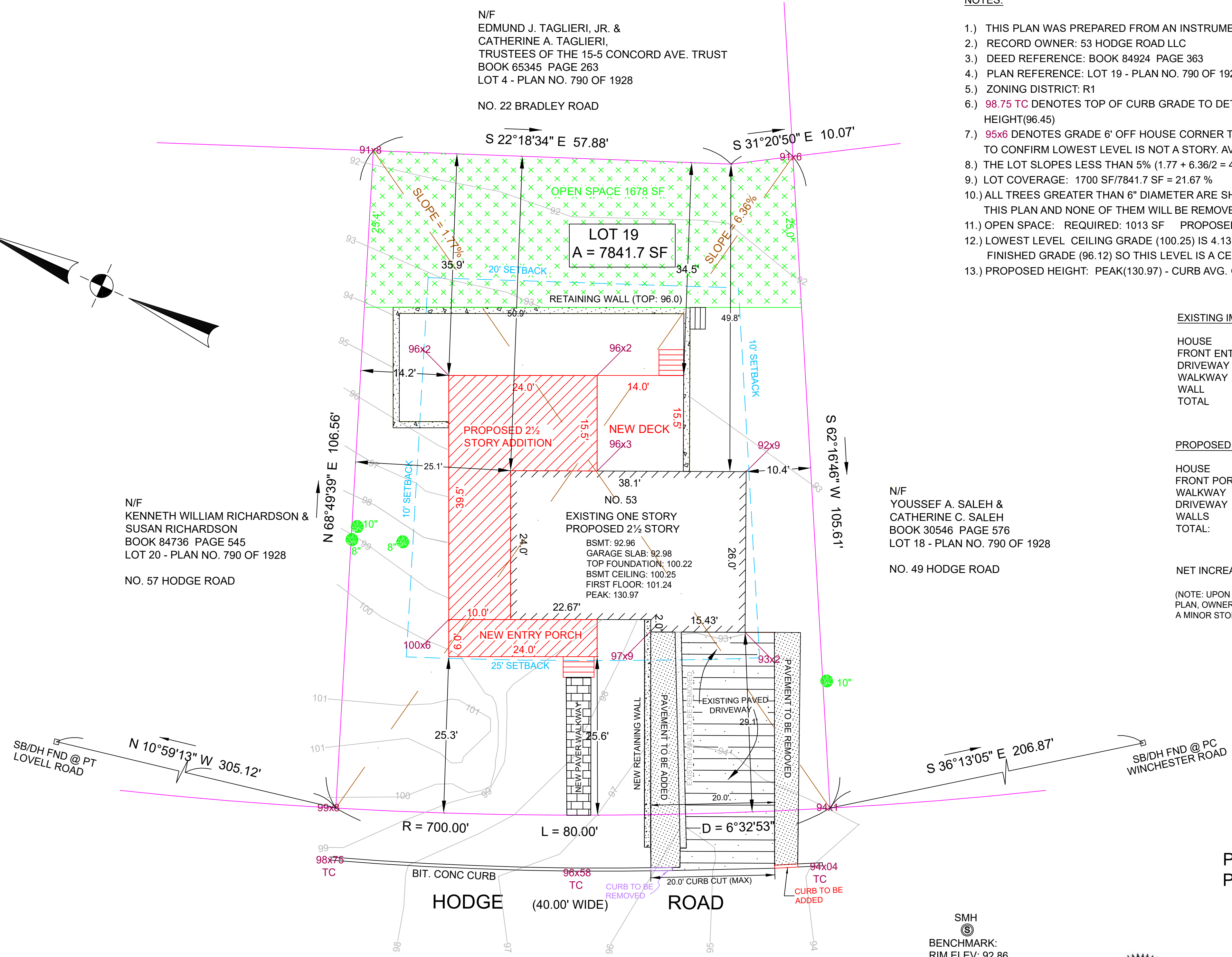
HOUSE	944 SF
FRONT ENT	42 SF
DRIVEWAY	546 SF
WALKWAY	96 SF
WALL	29 SF
TOTAL	1657 SF

PROPOSED IMPERVIOUS AREA:

HOUSE	1555 SF
FRONT PORCH	144 SF
WALKWAY	88 SF
DRIVEWAY	585 SF
WALLS	132
TOTAL:	2504 SF

NET INCREASE: 847 SF

(NOTE: UPON APPROVAL OF THIS PLAN, OWNER SHALL APPLY FOR A MINOR STORMWATER PERMIT)



PLOT PLAN SHOWING
PROPOSED ADDITION
IN
ARLINGTON, MA
53 HODGE ROAD

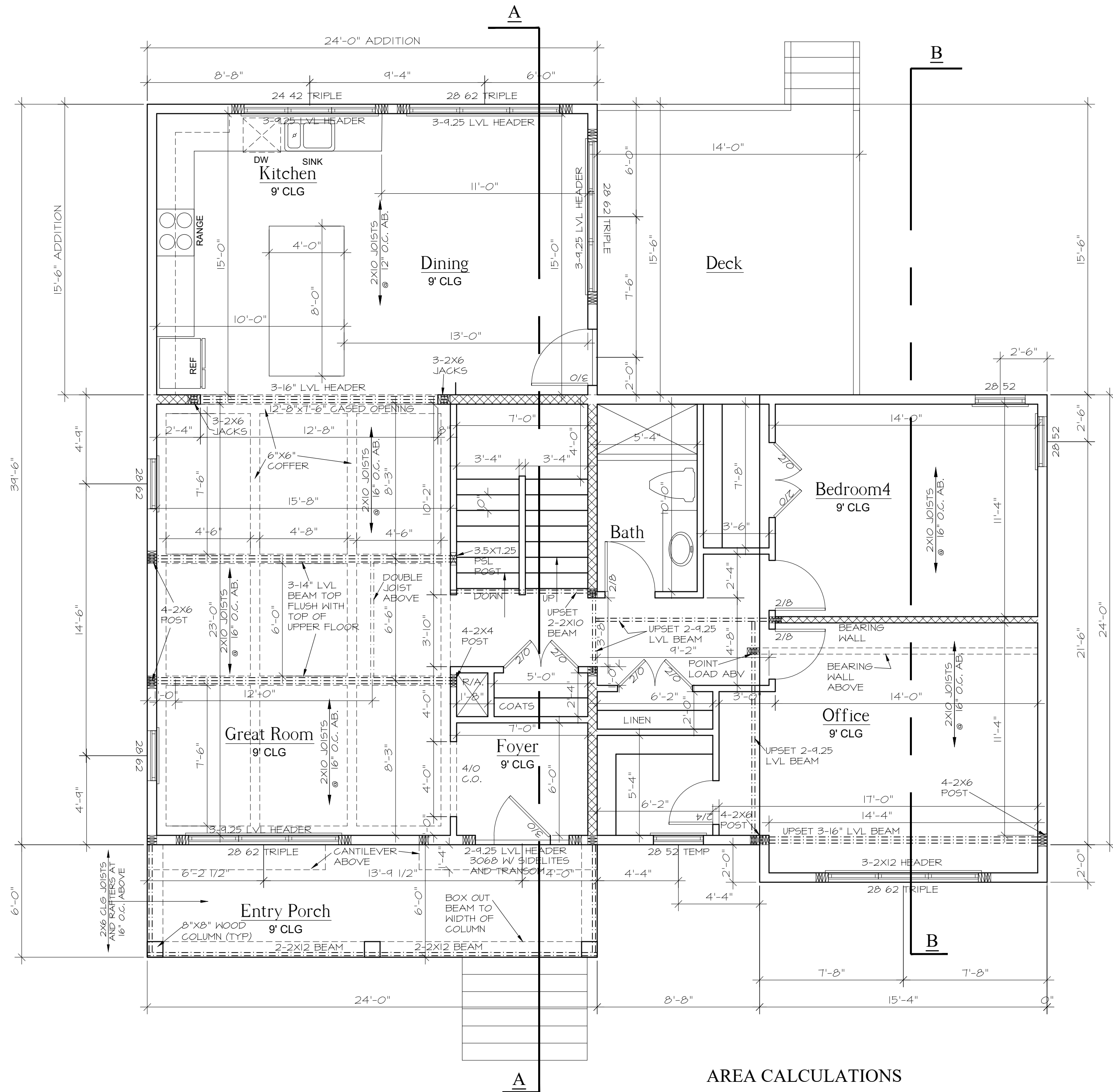


SCALE: 1" = 10'-0"
DECEMBER 9, 2025
D & A SURVEY ASSOCIATES, INC.
P.O. BOX 80 READING, MA 01867
(781) 324 - 9566





6 of 14



FIRST FLOOR PLAN

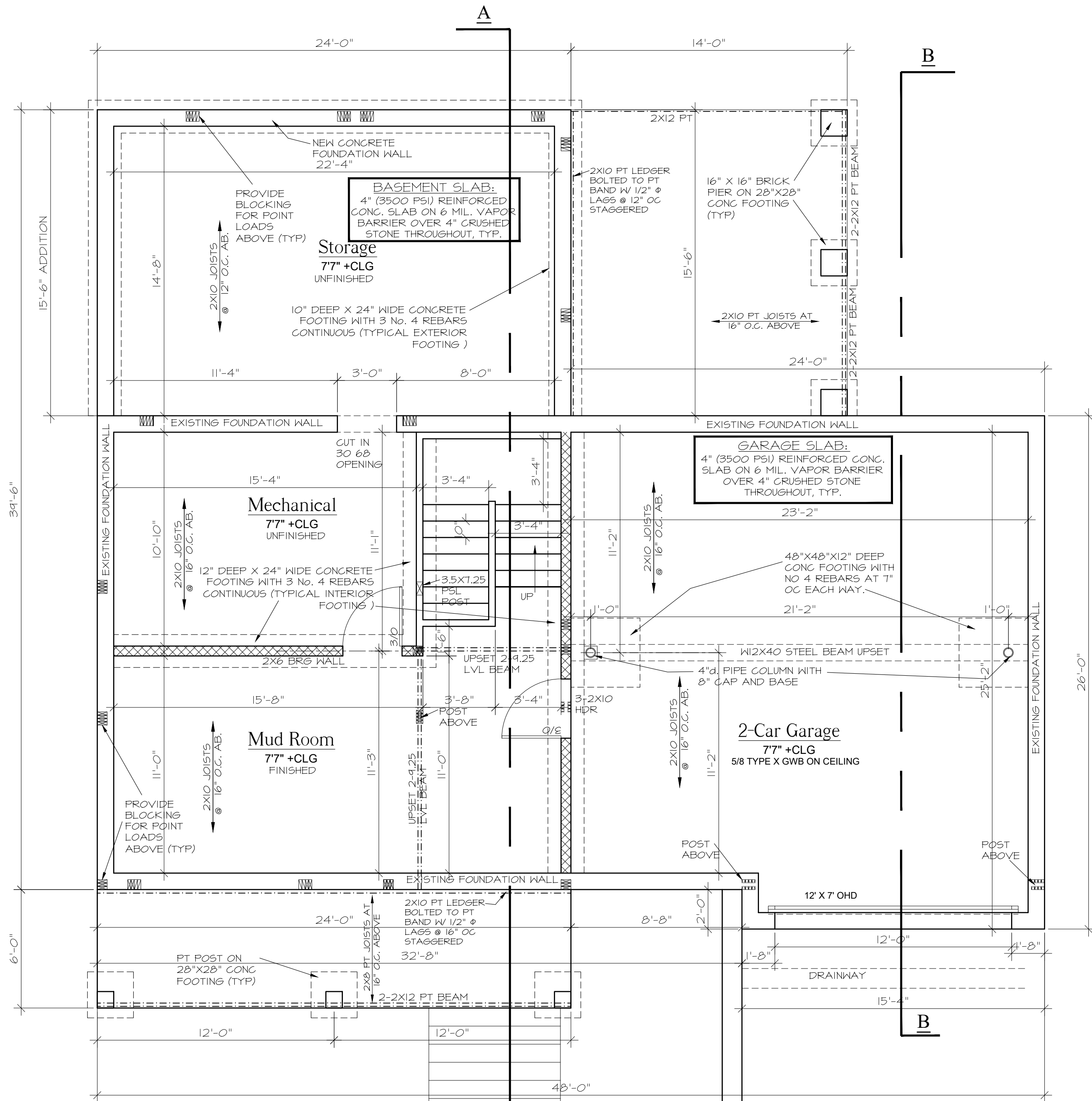
SCALE: 1/4" = 1'-0"

- NOTES:
1. ALL HEADERS 2-2X8 IN 2X4 WALLS, 3-2X8 IN 2X6 WALLS UNLESS NOTED OTHERWISE (UNO)
 2. ALL EXTERIOR WALLS 2X6 AT 16" O.C., ALL INTERIOR WALLS 2X4 AT 16" O.C. (UNO)
 3. ALL WALLS ARE DRAWN AT 4" OR 6" NOMINAL DIMENSIONS. LOCATE BEARING & OTHER CRITICAL WALLS PER PLAN & ADJUST AS NEEDED TO ACTUAL DIMENSIONS.
 4. ALL STRUCTURAL WOOD MEMBERS (I.E. JOISTS, RAFTERS, BEAMS, ETC.) TO BE SYP #2 (UNO)
 5. ALL ELEVATION REFERENCES ARE RELATIVE TO INTERIOR FINISHED FLOOR.
 6. ALL STRUCTURAL COLUMNS MUST EXTEND CONTINUOUS TO FOUNDATION.
 7. BUILDER TO VERIFY ALL WINDOWS MEET EGRESS REQUIREMENTS PER MANUFACTURERS SPECS PRIOR TO ORDERING OR PLACING WINDOWS.

AREA CALCULATIONS

FIRST FL. LIVING:	1555 SF
SECOND FL. LIVING:	1537 SF
FINISHED ATTIC AREA:	284 SF
TOTAL COND. AREA:	3376 SF

EXISTING GROSS LIVING AREA:	944 SF
NEW GROSS LIVING AREA:	3376 SF
NET INCREASE IN LIVING AREA:	2432 SF



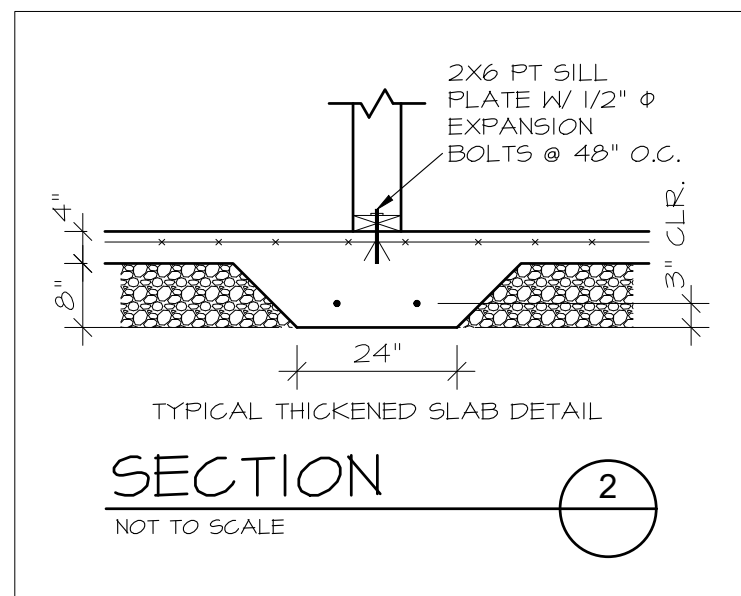
FOUNDATION & BASEMENT PLAN

SCALE: 1/4" = 1'-0"

NOTE: VERIFY FOOTING SIZE AND FOUNDATION REINFORCEMENT WITH SOILS ANALYSIS, UNBALANCED FILL DEPTH, AND HEIGHT OF CONCRETE PER CODES.

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 7. BUILDER TO VERIFY ALL WINDOWS MEET EGRESS REQUIREMENTS PER MANUFACTURERS SPECS PRIOR TO ORDERING OR PLACING WINDOWS.

FIELD VERIFY ADEQUACY OF EXISTING FOOTINGS AND FOUNDATION WALLS FOR LOADS IMPOSED WITH ENGINEER.

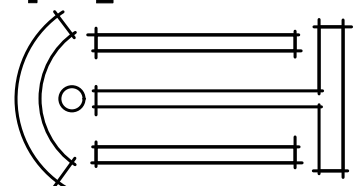


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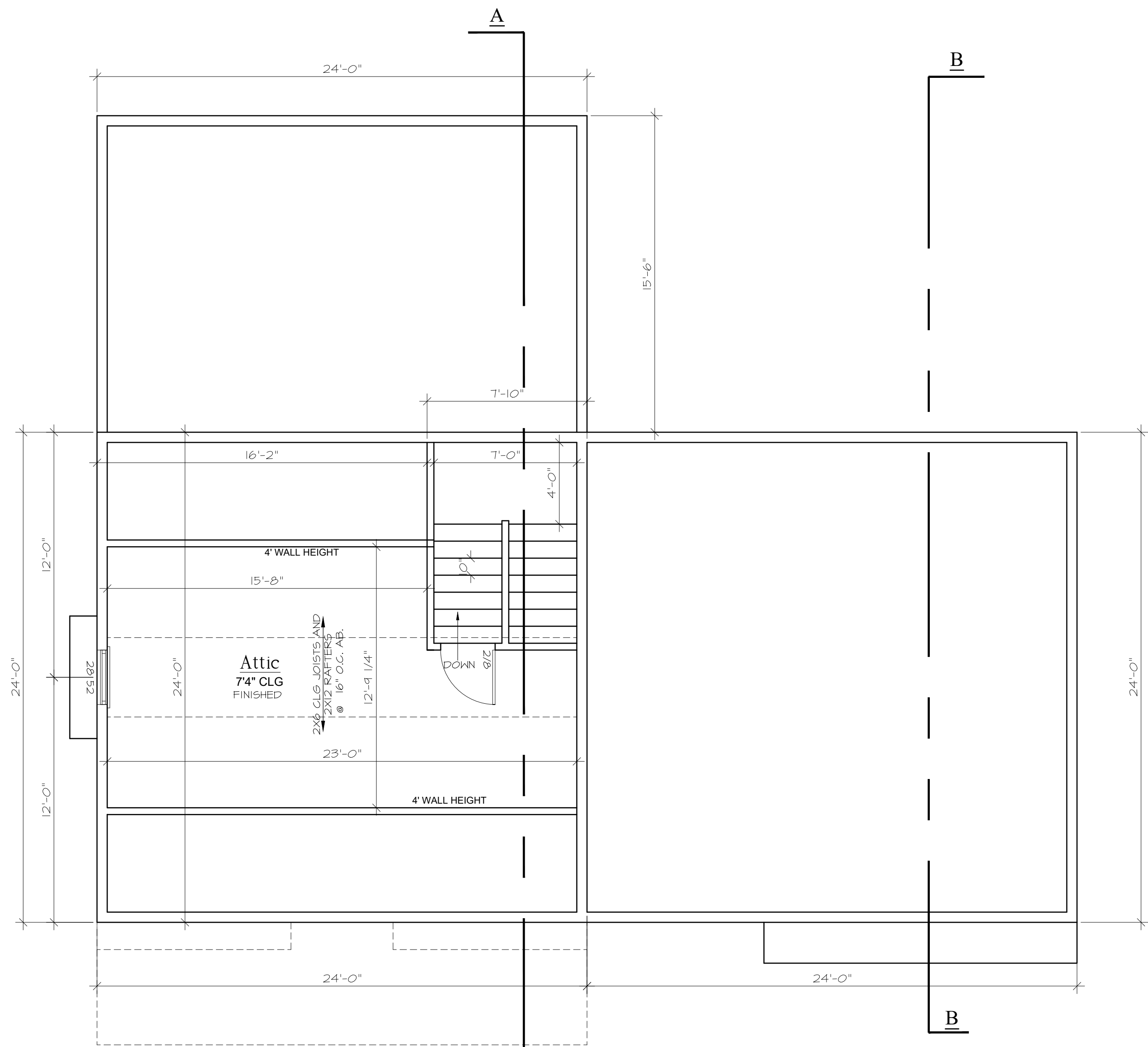
53 HODGE ROAD, LLC
53 HODGE ROAD, ARLINGTON, MASSACHUSETTS
FOUNDATION AND FIRST FLOOR PLAN

TM VAVRA
& ASSOCIATES, P.C.
PO BOX 2624
CHESTERFIELD, VA. 23832
tmvavra.com



SHEET NO.

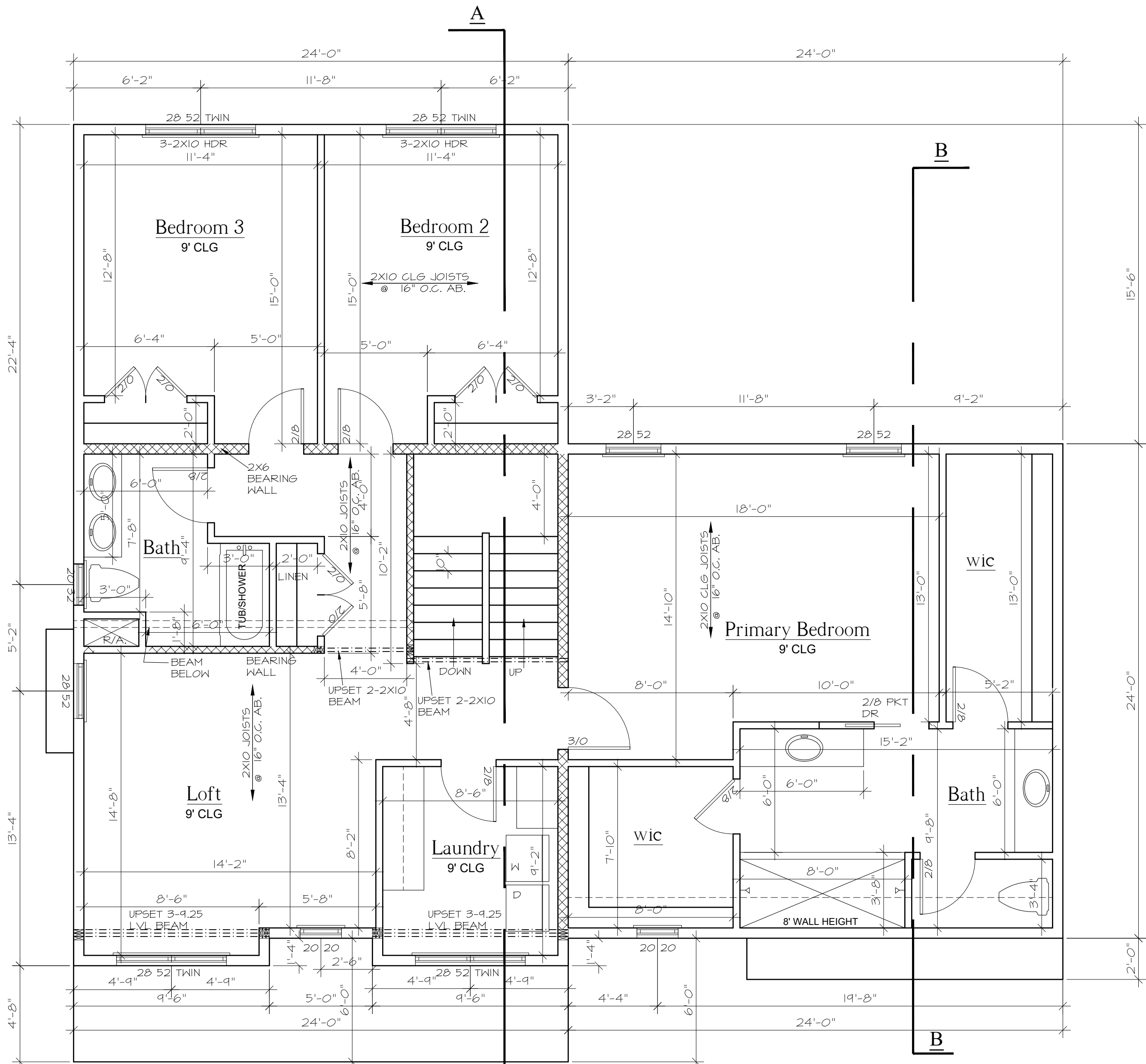
1



ATTIC FLOOR PLAN

SCALE: 1/4" = 1'-0"

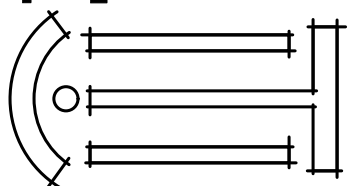
- NOTES:
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 7. BUILDER TO VERIFY ALL WINDOWS MEET EGRESS REQUIREMENTS PER MANUFACTURERS SPECS PRIOR TO ORDERING OR PLACING WINDOWS.



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

- NOTES:
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 3. ALL WALLS ARE DRAWN AT 4" OR 6" NOMINAL DIMENSIONS, LOCATE BEARING & OTHER CRITICAL WALLS PER PLAN & ADJUST AS NEEDED TO ACTUAL DIMENSIONS.
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TM VAVRA
+ ASSOCIATES, P.C.
PO BOX 2624
CHESTERFIELD, VA 23832
tom@tmvavra.com

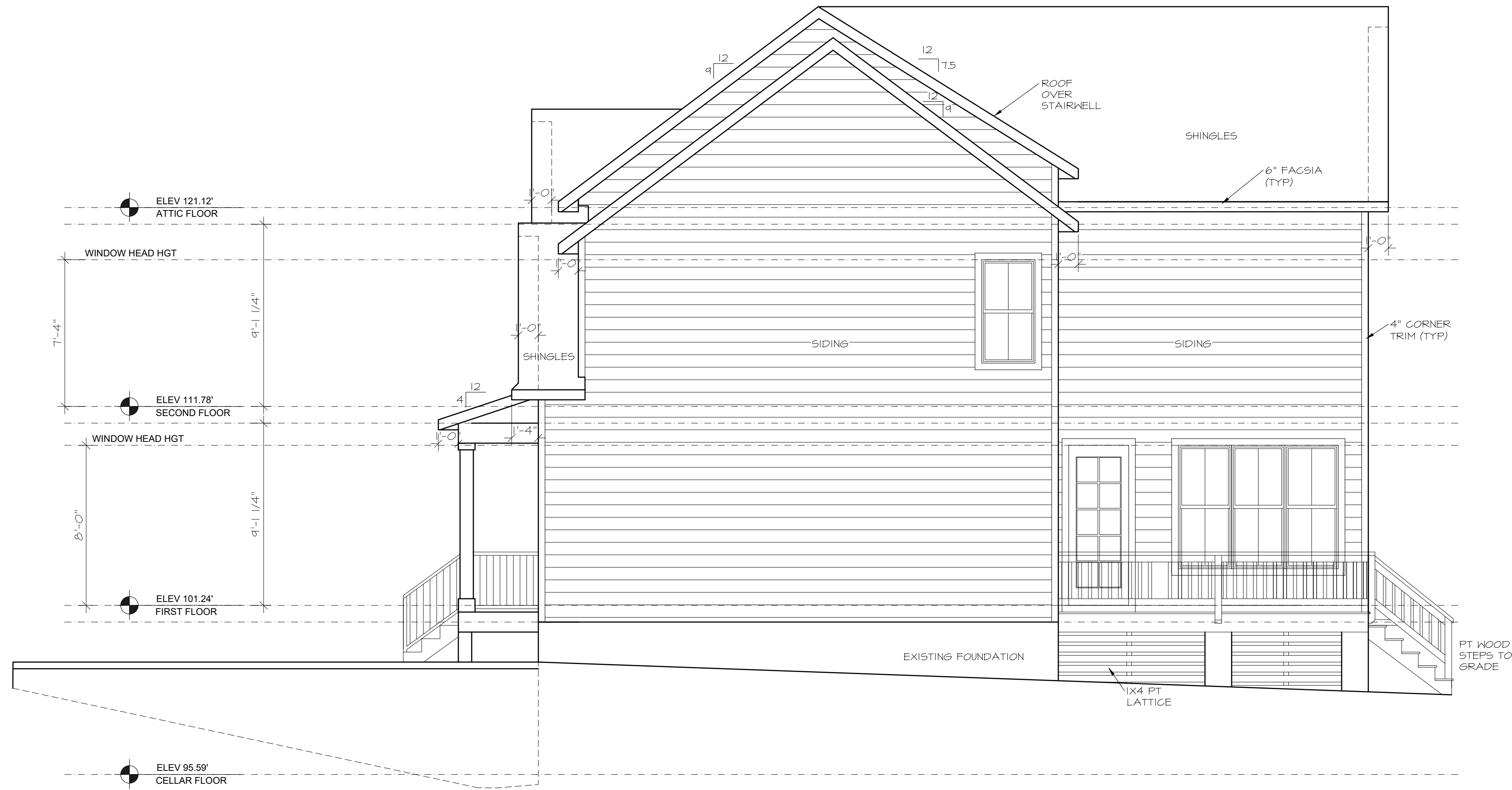
53 HODGE ROAD, LLC
53 HODGE ROAD, ARLINGTON, MASSACHUSETTS
SECOND FLOOR AND ATTIC PLAN

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REVISIONS BY		
PRELIM	TV	12-8-25
CHD	TV	12-4-25
REVEN	TV	12-12-25
DRAWN BY: MARTY		
DATE: 2-12-24		
FILE NO: M-24000		

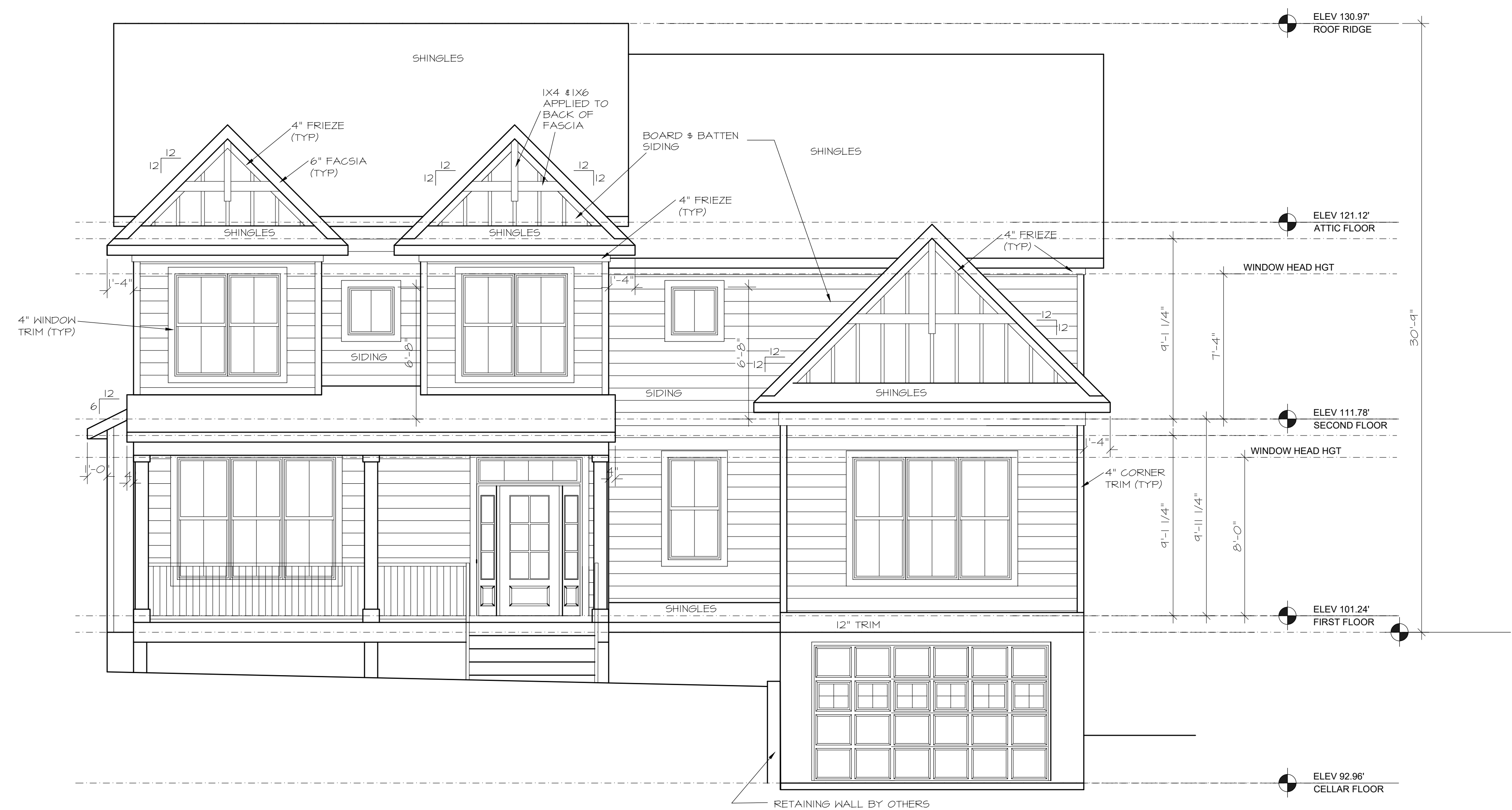
SHEET NO.

2



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

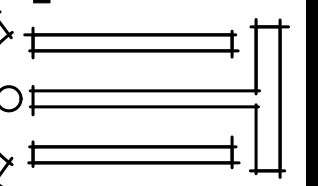
SCALE: 1/4" = 1'-0"

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3	REVIEW	TV 12-12-25
DRAWN BY: MARTY		
DATE: 2-12-24		
FILE NO: N-24000		

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53 HODGE ROAD, LLC
53 HODGE ROAD, ARLINGTON, MASSACHUSETTS
ELEVATIONS

TM VAVRA
+ ASSOCIATES, P.C.
PO BOX 2624
CHESTERFIELD, VA 23832
tom@tmvavra.com



SHEET NO.

3.1



LEFT ELEVATION

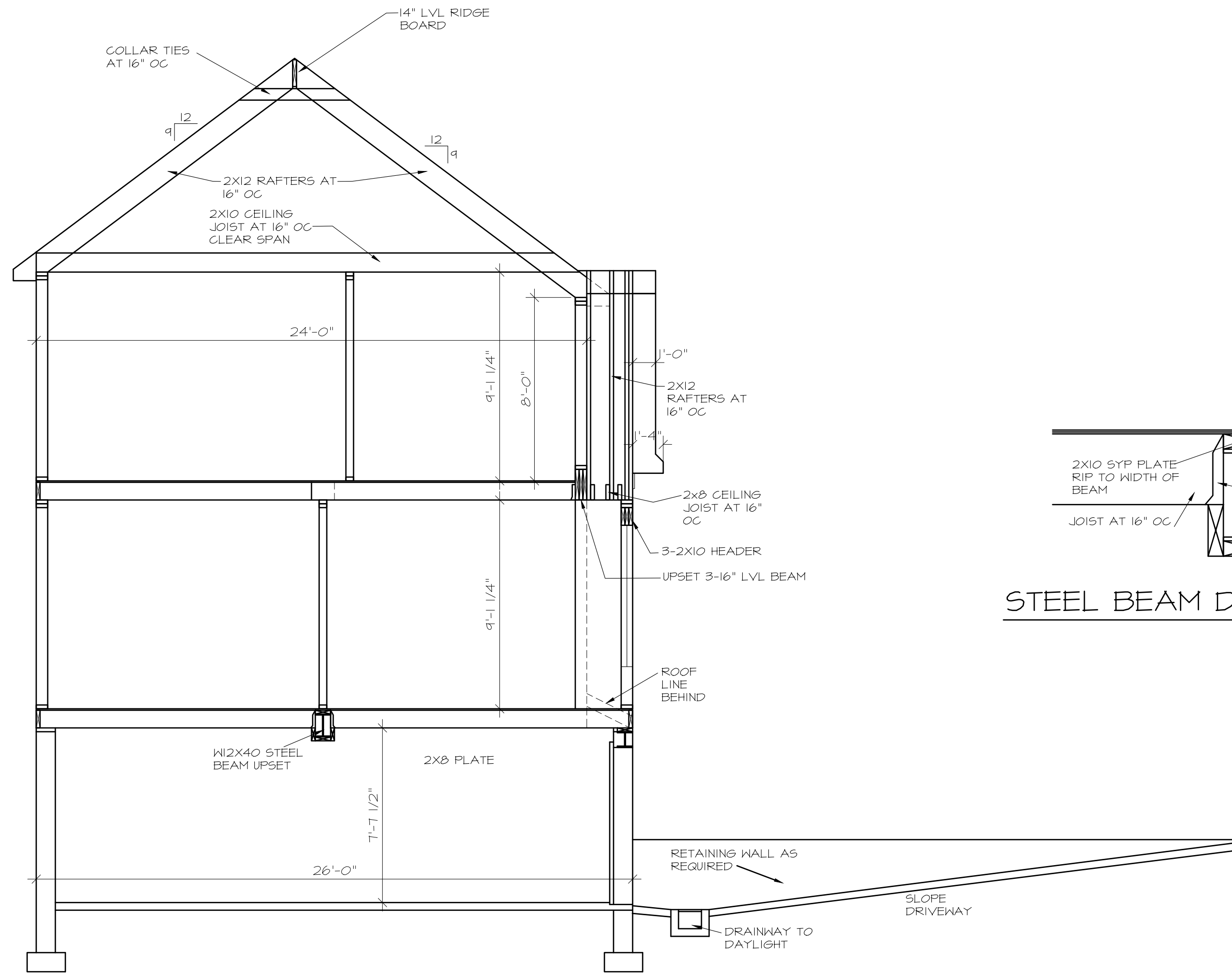
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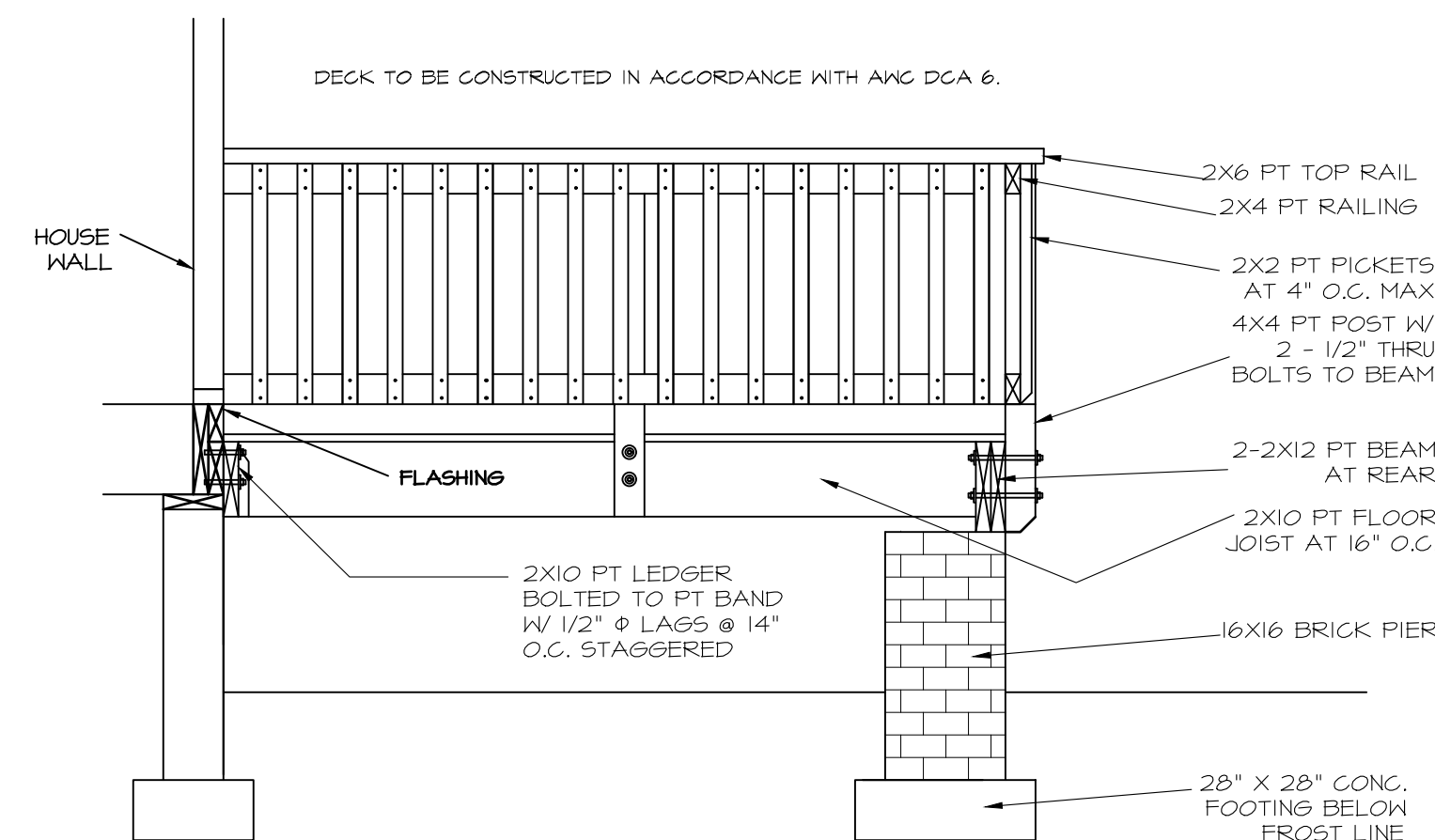
REAR ELEVATION

SCALE: 1/4" = 1'-0"

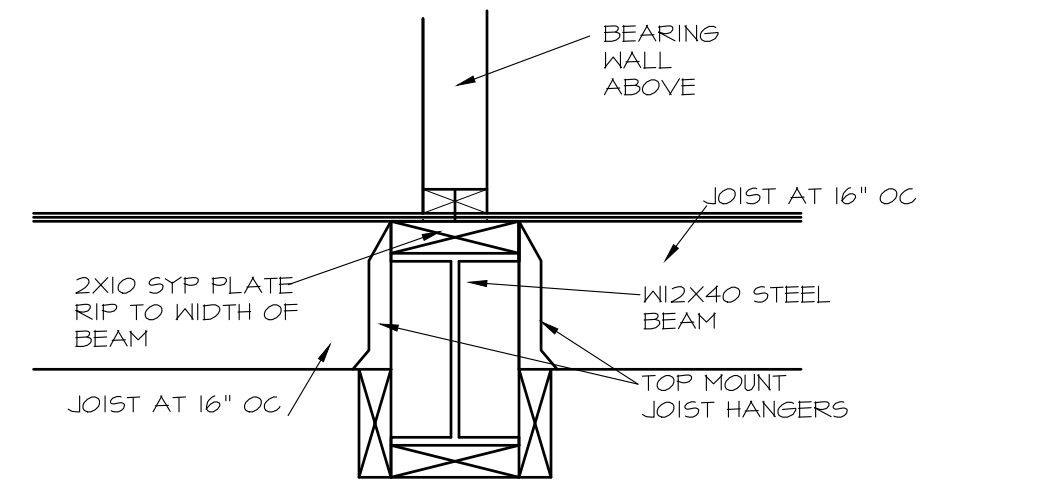
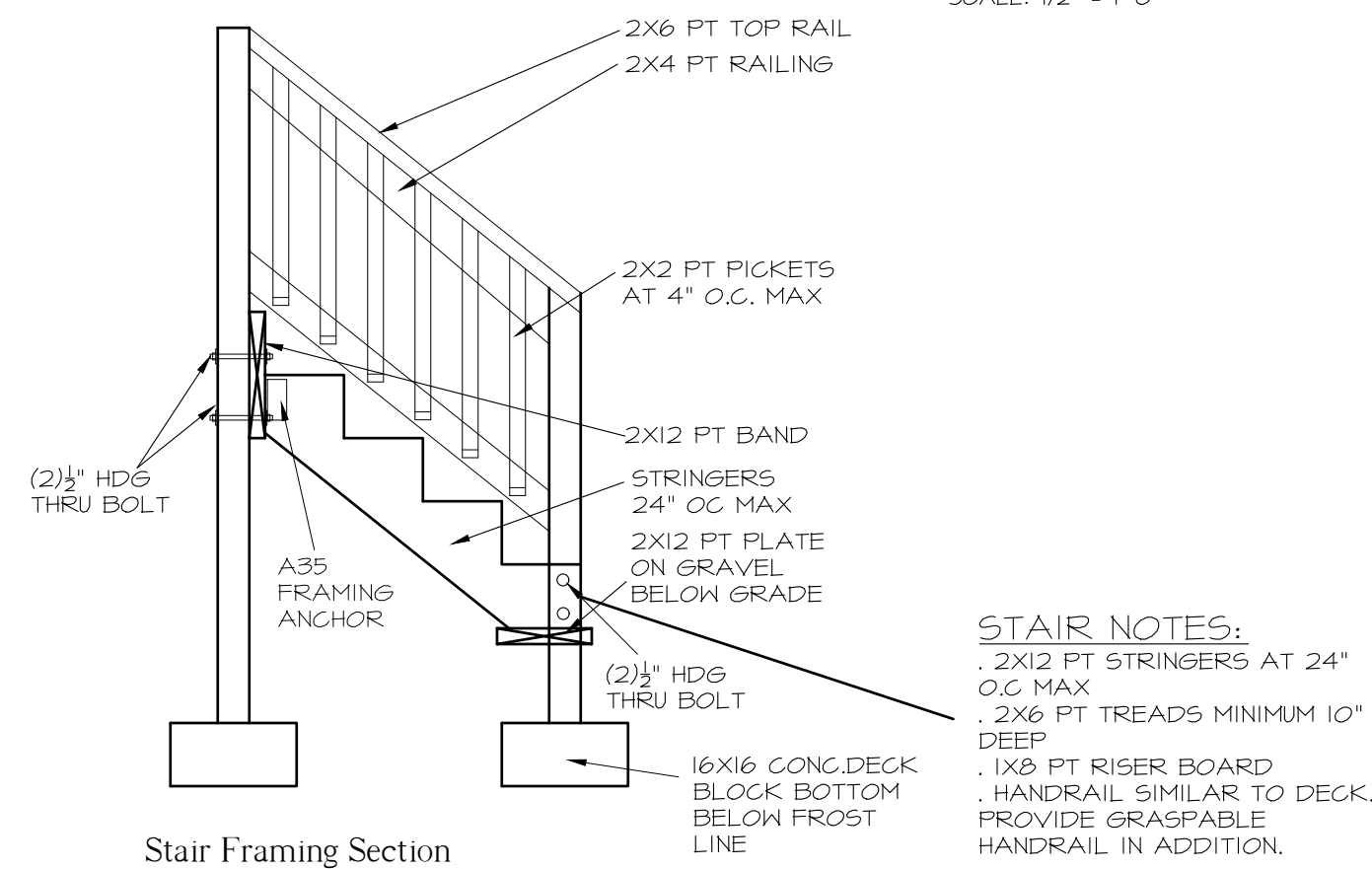
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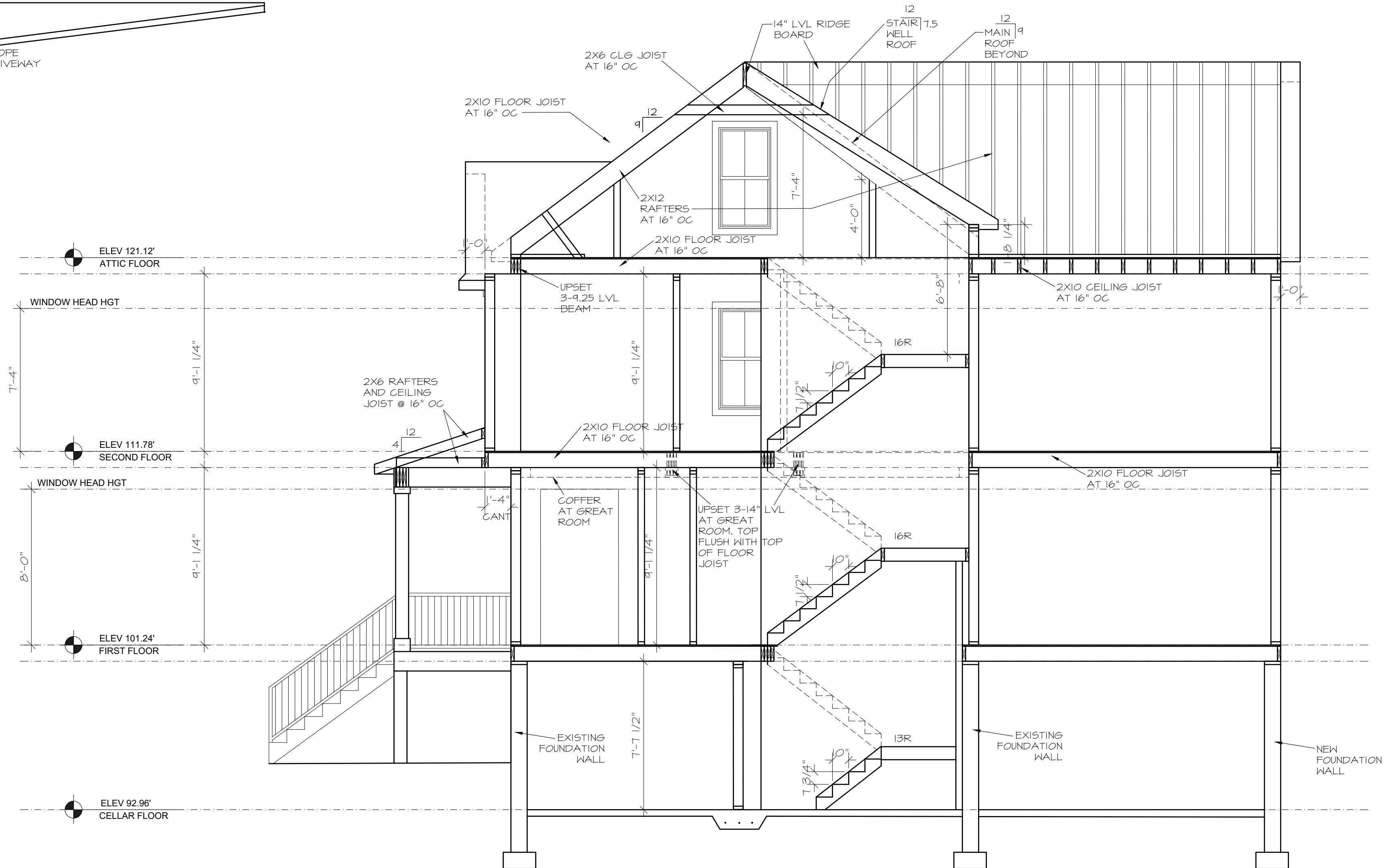
BUILDING SECTION
B-B
SCALE: 1/4" = 1'-0"



DECK SECTION
SCALE: 1/2" = 1'-0"



STEEL BEAM DETAIL
SCALE: 1" = 1'-0"



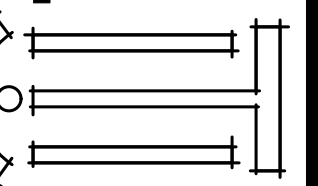
BUILDING SECTION
A-A
SCALE: 1/4" = 1'-0"

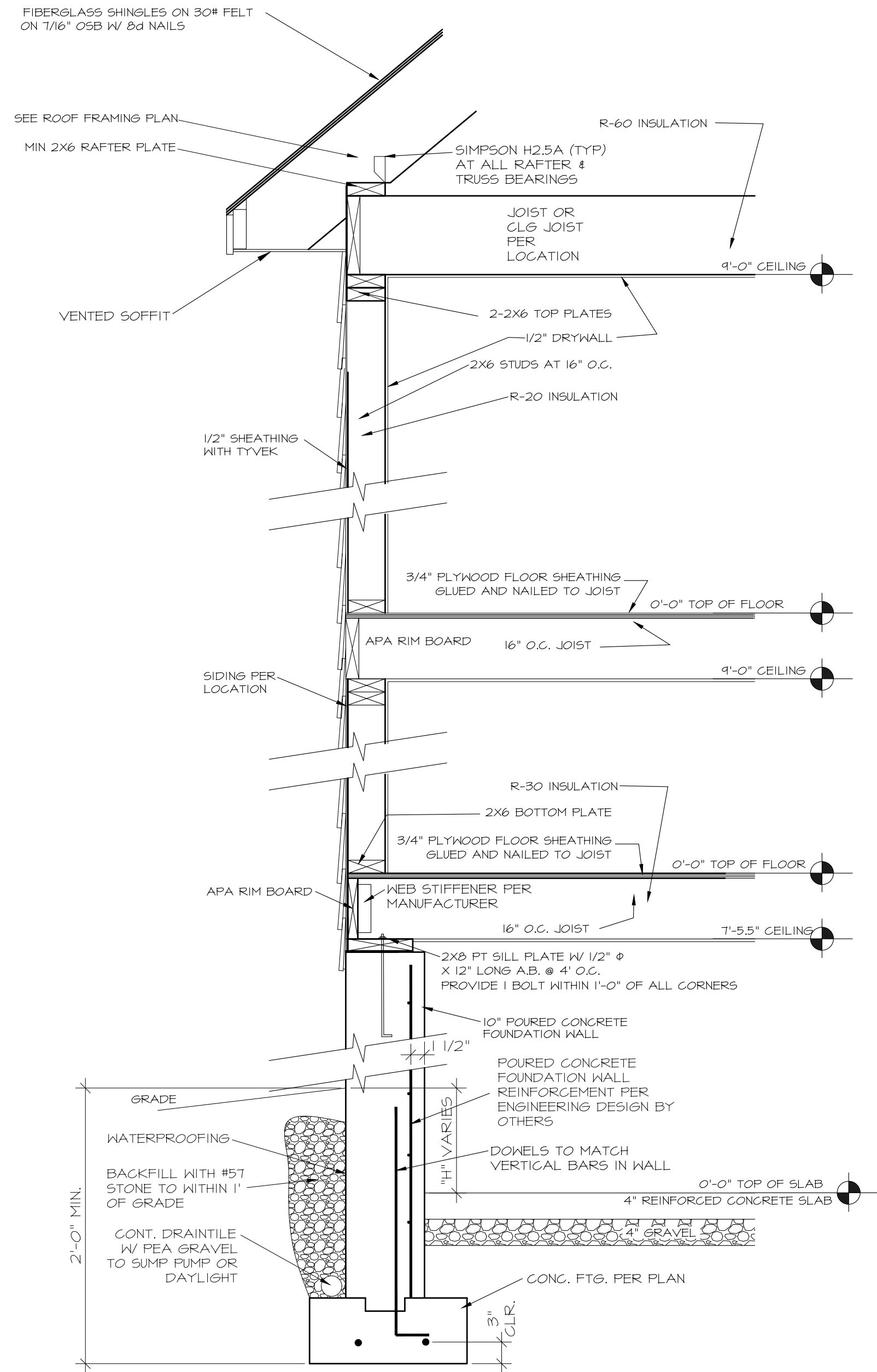
REVISIONS BY	
1	PRELIM TV 12-8-25
2	CHD TV 12-4-25
3	REVEN TV 12-12-25
DRAWN BY: MARTY	
DATE: 2-12-24	
FILE NO: M-24000	

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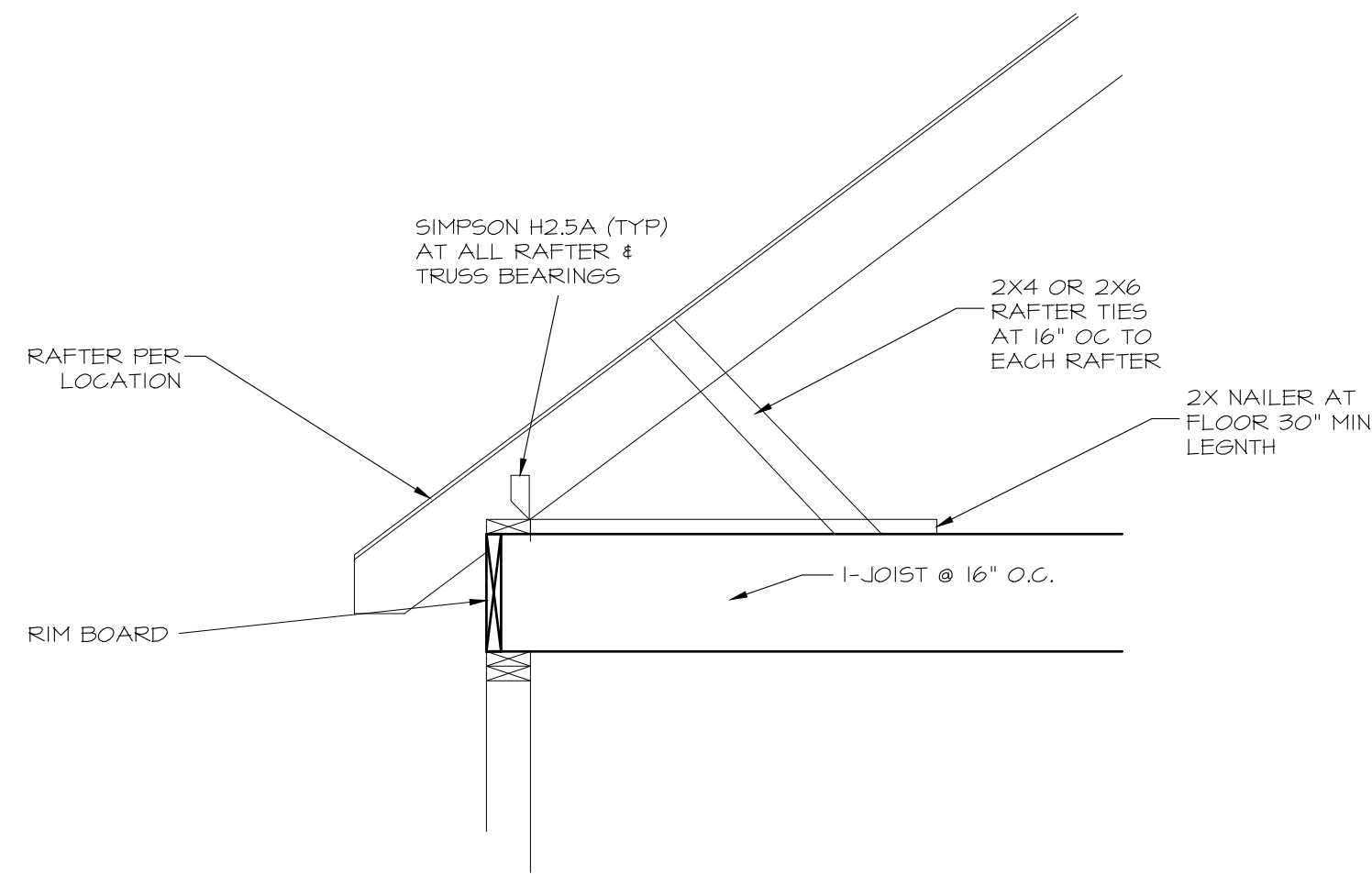




TYPICAL WALL SECTION

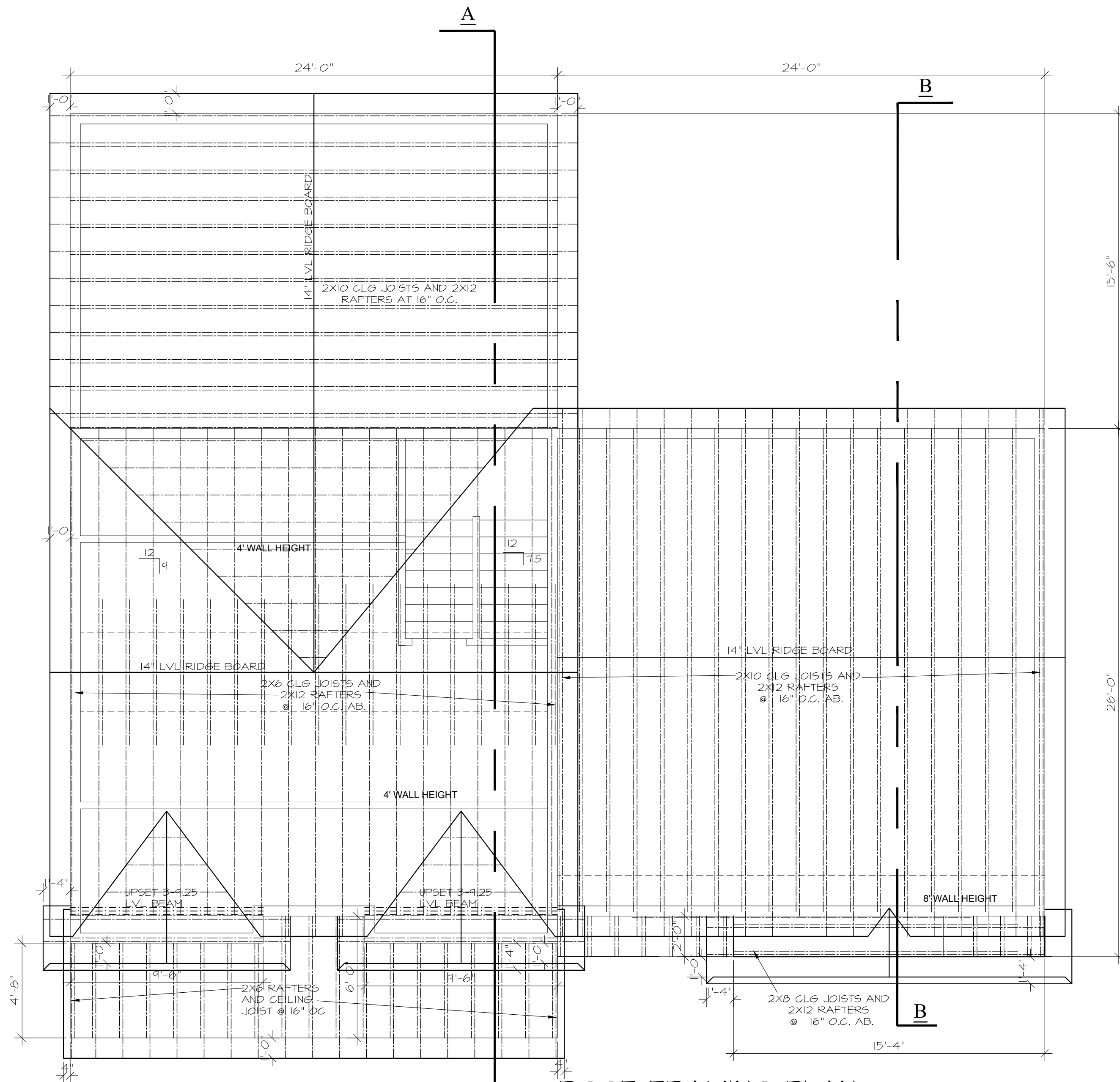
SCALE: 3/4" = 1'-0"

3



FRAMING DETAIL: RAFTER TIES

SCALE: 1/2" = 1'-0"



ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

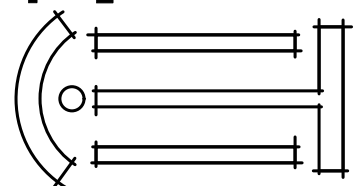
- NOTES ON ROOF FRAMING:
1. SEE ELEVATION DRAWINGS FOR PITCH LOCATIONS.
 2. ALL RAFTERS 2X 12 SYP OR BETTER AT 16" O.C. UNLESS NOTED.
 3. ALL LVL BEAMS ARE 1.8E MICROLAM LVL OR EQUAL.

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1	PRELIM TV 12-8-25
2	CHD TV 12-4-25
3	REVIEW TV 12-12-25
DRAWN BY: MARTY	
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SHEET NO.

5



Town of Arlington, Massachusetts

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